

B-4448

1803-29 LORMAN STREET

BALTIMORE CITY, MD

This row is composed of similar, but slightly varied rowhouse styles of the Italianate period.

The streetscape contains three groupings of rowhouses: two with setbacks, and one at the lot line. It was constructed between 1885 and 1897. All are two bays wide and two stories in height. Private access.

MD INVENTORY OF HISTORIC PROPERTIES FORM
SANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name N/A

other names/site number rowhouses/ B-4448 (preferred)

2. Location

street & number 1803-29 Lorman St.

not for publication ____

city or town Baltimore

vicinity N/A

state Maryland

code MD

county Baltimore City

code 510

zip code 21217

3. State/Federal Agency Certification

N/A

4. National Park Service Certification

N/A

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing

14

Noncontributing

buildings

sites

structures

objects

Total

14

USDI/NPS NRHP Registration Form
(1803-29 Lorman St.)
(Baltimore City, MD)

(Page 2)

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation BRICK

roof

walls BRICK

other WOOD

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance

Areas of Significance (Enter categories from instructions)

Community Planning and Development

SDI/NPS NRHP Registration Form
(1803-29 Lorman St.)
(Baltimore City, MD)

(Page 3)

Period of Significance c. 1885-1940

Significant Dates c. 1885-1897

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Thomas T. A. Hitafter, builder
George Utterbaugh, builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.

9. Major Bibliographical References

Maps

Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896.
Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.
Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928.
Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.

Baltimore City Directories

Baltimore City Land Records

10. Geographical Data

Acreage of Property _____

MSDI/NPS NRHP Registration Form
(1803-29 Lorman St.)
(Baltimore City, MD)

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UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	—	—	—	3	—	—	—
2	—	—	—	4	—	—	—

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are based on a city lot(s) retaining original property lines.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians
organization Robinson & Associates date July 1992
street & number 1710 Connecticut Ave., NW telephone (202) 234-2333
city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners
street&number _____ telephone _____
city or town Baltimore state MD zip code _____

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 5 & 6 Page 1

1803-29 Lorman Street
name of property
Baltimore City, Maryland
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape
Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: Thomas T. A. Hitafter and George
Utterbaugh, builders

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

1803-29 Lorman St.
name of property
Baltimore City, Maryland
county and State

DESCRIPTION

This row provides a good example of the tendency of individual builders to adjust setbacks, while preserving a uniform architectural appearance. The standard two-bay length, two-story height, segmental-headed openings, and brick construction make the streetscape cohesive.

Windows are generally double-hung, one-over-one sash, though some replacement windows of four-over-four and six-over-six lights are apparent. Doors are single-leaf with transoms. Units 1803-13 have a bracketed wooden cornice with jigsawn molding. 1815-25 have a similar cornice, brick door hoods, and staggered bricks in their window arches creating a decorative molding. Units 1827-29 have brick door hoods, and a corbelled brick cornice with a simple wooden architrave molding above.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

1803-29 Lorman St.
name of property
Baltimore City, Maryland
county and StateSIGNIFICANCE

Lorman Street derived its name from the old Lorman estate, the land owned by W. Lorman south of Cathedral Cemetery, which would become Lafayette Square. In 1885, Lorman Street began at Gilmore, north of Patterson (now Laurens), and extended west to the city line, just west of Pulaski. These dwelling houses on the south side of Lorman Street were developed seemingly in four stages, between 1885 and 1901. Two builders are known to have constructed these units: Thomas Hitaffer and George Utterbaugh.

On October 7, 1885, Boston and Elizabeth Fear leased six lots of land to Thomas T.A. Hitaffer on the south side of Lorman Street, 75' west of Fulton Avenue. (Liber J.B. 1067, Folio 357.) Hitaffer is therefore likely responsible for the construction of the first grouping of six rowhouses, units #1803-#1813, which appear on the Bromley Map of 1896. The units were designed with a slight setback and raised entrances.

The 1885 City Directory lists Boston Fear as a builder who lived at 518 N. Fulton Avenue. Although a builder, it appears that Mr. Fear transferred the responsibility of actually erecting the units to Mr. Hitaffer. Mr. Fear's name also appears as a landholder on the 1896 Bromley Map for a partially subdivided area north of North Avenue and west of Fulton, to either side of Walbrook Street.

The same City Directory lists a Thomas T.C. Hitaffer as a carpenter at 171 N. Mount Street, and an Ashby T. Hitaffer as a carpenter boarding at the same address. Hitaffer's name also appears in connection with building activity on Fulton Avenue in the same block. The Fulton Avenue land was leased to Hitaffer from George R. and Emily F. Clark. Clark owned the George R. Clark & Company, a lumber concern at Eastern Avenue and Union Dock.

A second set of six dwelling units was also constructed by 1896 (according to the Bromley Map) just to the east of Hitaffer's development (1815-25 Lorman). These had a slightly greater setback, but otherwise resemble Hitaffer's row. Thus, these may have been built by Hitaffer, although the lease for these six lots was not located.

Also in place by 1896 was the grouping of eight rowhouses nearest Monroe

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(8-86)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

1803-29 Lorman St.
name of property
Baltimore City, Maryland
county and State

Street, #1839-1853, built by an unknown builder. These dwelling units were built right up to the lot line.

A final lease for the remining six lots on the south side of Lorman street, 108 feet east of Monroe, was executed on July 1, 1897 from George H. Sargeant to George Utterbaugh. (Liber R.O. 1682, Folio 257.) This lease, for #s 1827-1837, would complete the building of the south side of Lorman Street. The 1887 City Directory lists Sargeant as an Officer in the Real Estate Exchange, a cooperative of real estate investors designed for the purpose of fostering fair competition. In 1899, Sargeant is listed as a principal in the firm of Sargeant & Tinges, a real estate enterprise with offices at 21 & 22 Central Savings bank Building, 3 East Lexington. Sargeant was also a director with the Old Line Real Estate and Trust Company. His home address was listed as 517 Cathedral Street. George Utterbaugh is listed in the 1899 City Directory as a contractor with offices at 1321 N. Monroe and a home at 1424 N. Fulton Avenue.

SANDTOWN-WINCHESTER/PENN-NORTH
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. B-4448

Neg. No. 6/7

Historic Name _____

Current Name/Use _____

Address(es) 1803-1829 Lorman Street

Resource/Property Type

☒ Rowhouses
☐ Commercial Structure
☐ Public/Institutional Building
☐ Public Housing
☐ Site
☐ Other

☒ Attached
☐ Freestanding

Note: _____

Stories 2 + B

Primary Material brick Secondary Material wood

Roof Form flat

No. of Bays in Unit/Facade 2 If Rowhouse: ☒ Flat Front ☐ Swell Front ☐ Porch

Window Type: ☒ Double-Hung ☒ Single-Leaf
☒ 1/1 Sash ☐ Double-Leaf
☐ 2/2 Sash ☐ Number of panels (if visible)
☐ 2/1 Sash ☒ Transom
☒ Other Sash
☐ Transom

Architectural Style Italianate Date c. 1852-90

Summary/Noteworthy Features: Good example of the tendency of individual builders to adjust setbacks while preserving uniform architectural appearance. Two-bay length, two-story height, and segmental openings make the streetscape cohesive. 1803-13 has bracketed wood cornice with jigsaw molding. 1815-25 has similar cornice, brick door hoods, and staggered bricks in window arches, creating decorative molding. 1827-29 has brick door hoods and corbelled brick cornice with simple wood architrave molding above.

Alterations: ☐ Formstone ☐ Stucco
☐ Vinyl/Aluminum ☒ Window/Door Changes
☒ Awnings ☐ Missing Cornice Elements
☐ First-Floor Use Change ☐ Other: _____

Status: ☐ Occupied ☐ Vacant ☒ Mixed
NR Evaluation: ☒ Contributing ☐ Non-Contributing
Recommended for Intensive Level: ☒ Yes ☐ No

Surveyor: Joey Lampl
Date: February-April 1992

Affiliation: Robinson & Associates

PRESSTMAN

AV.

N. FULTON

LORMAN

FULTON TERRACE

CARROLL

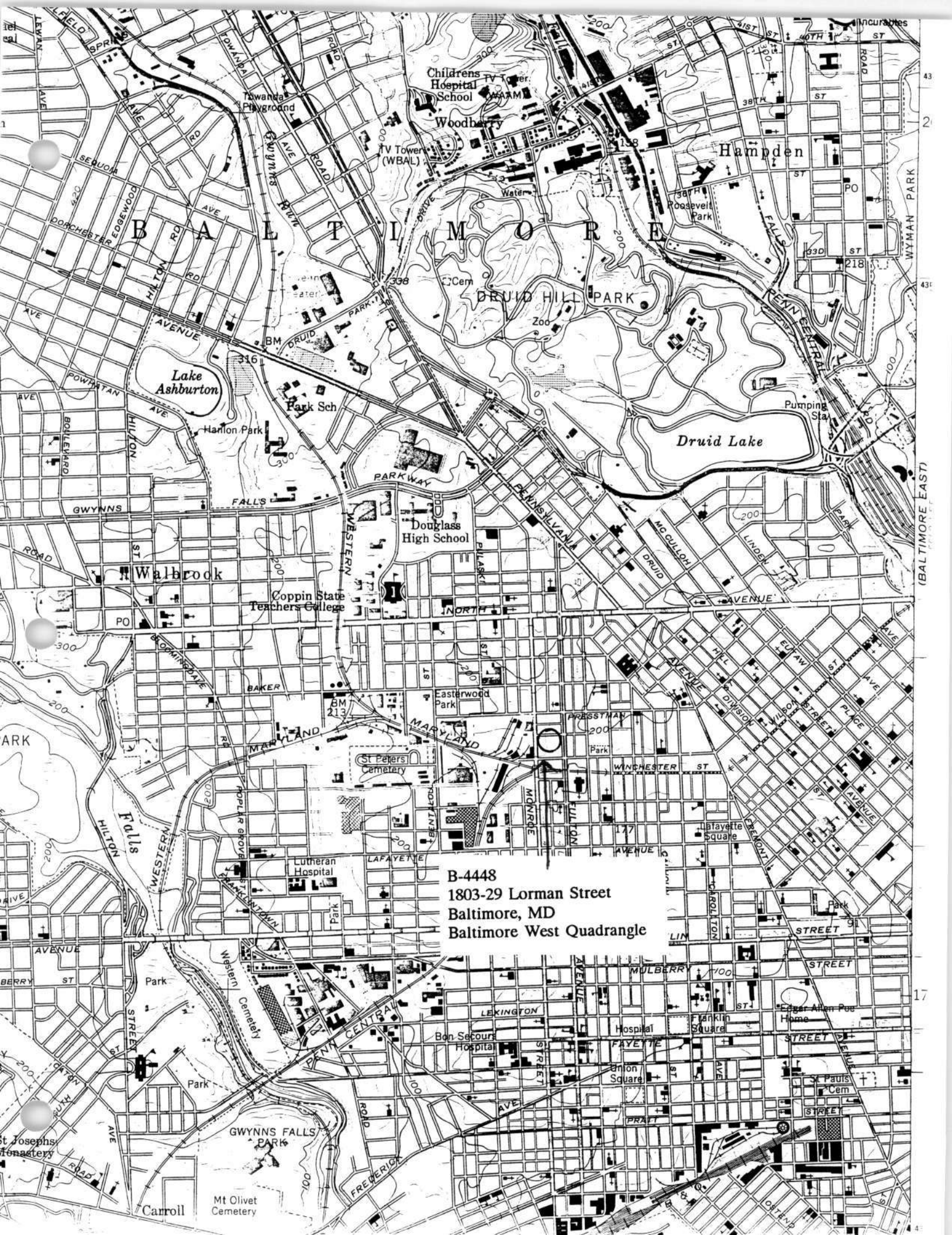
AV.

B-4448
1803-29 Lorman Street
Baltimore, MD
Sanborn Map, 1901

Scale of Feet.

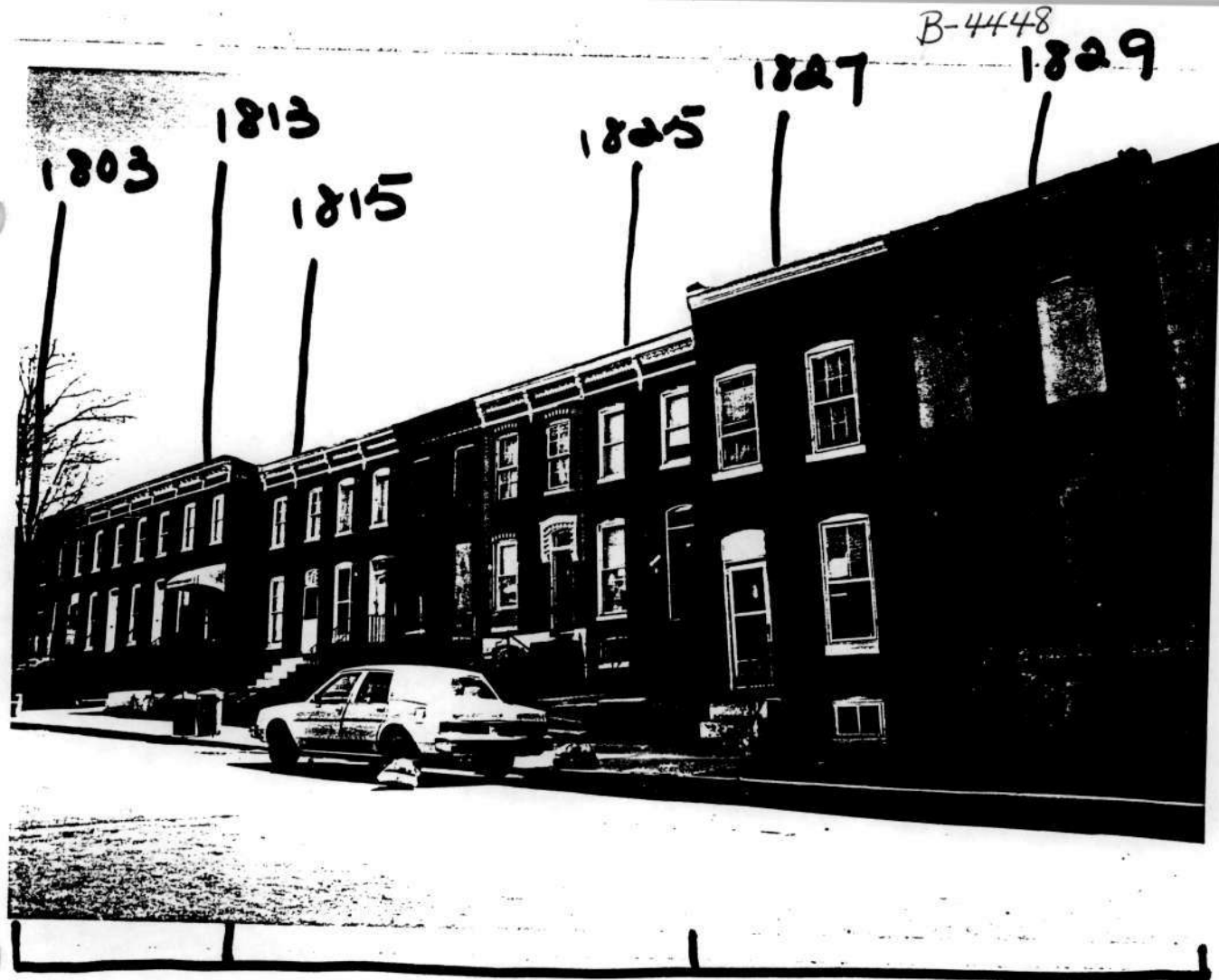
DENMORE HOTEL

1228



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1803-29 Lorman Street
Baltimore, MD
Baltimore West Quadrangle

B-4448





Sandtown-Winchester / Penn-North

#B-4448

Baltimore, MD

Leonard Jackson

July 1992

City of Baltimore, Commission for Historical and architectural
Preservation

1803 - 1829 Lorman Street

NORTH ELEVATION

1 of 3

Roll 10/neg 7



Sandtown - Windchester / Penn-North
B-4448
Baltimore, MD

Leonard Jackson

July 1992

City of Baltimore, Commission for Historical and Architectural
Preservation

1803 - 1829 Lorman Street
NORTH ELEVATION
2 of 3

Roll 10 / Neg 7



SANDTOWN-WINCHESTER/PENN-NORTH

#B-4443

BALTIMORE, MD

ELIZABETH QO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

1803 (partial) to 1813 (LEFT); 1815 to 1825 (MIDDLE SETBACK); 1827-29 (RT.)
NORTH ELEVATIONS
LORMAN ST.

ROLL 6/NEG 7

3 of 3